

# 3425 E LINCOLN HIGHWAY, HOBART, IN 46342



For more information, please contact:

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**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

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# HOBART RETAIL LAND

3425 E Lincoln Highway, Hobart, IN 46342



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,150,000
<b>Price / SF:</b>	\$1.12
<b>Lot Size:</b>	23.59 Acres
<b>Zoning:</b>	B3
<b>Traffic Count:</b>	38,308

### PROPERTY OVERVIEW

Great Retail development potential located on US 30 next to Big Lots and kitty corner to Wal-Mart and Sam's Club. Property located within the Hobart/Merrillville Retail Corridor in the path of progress towards Valparaiso. The land provides over 420' of frontage on US 30 and is a perfect junior box or multi-use development opportunity. Neighboring uses include a retail junior box, self storage, and light industrial uses. Great access on US 30 or Colorado St.

### PROPERTY HIGHLIGHTS

- Great Exposure on US 30 for Retail Users
- 1.3 Miles to the busiest Interchange on I-65
- 3.7M Square Feet of Existing Retail with growth opportunities
- Access from Colorado and US 30 frontage road
- Utilities at or near the site

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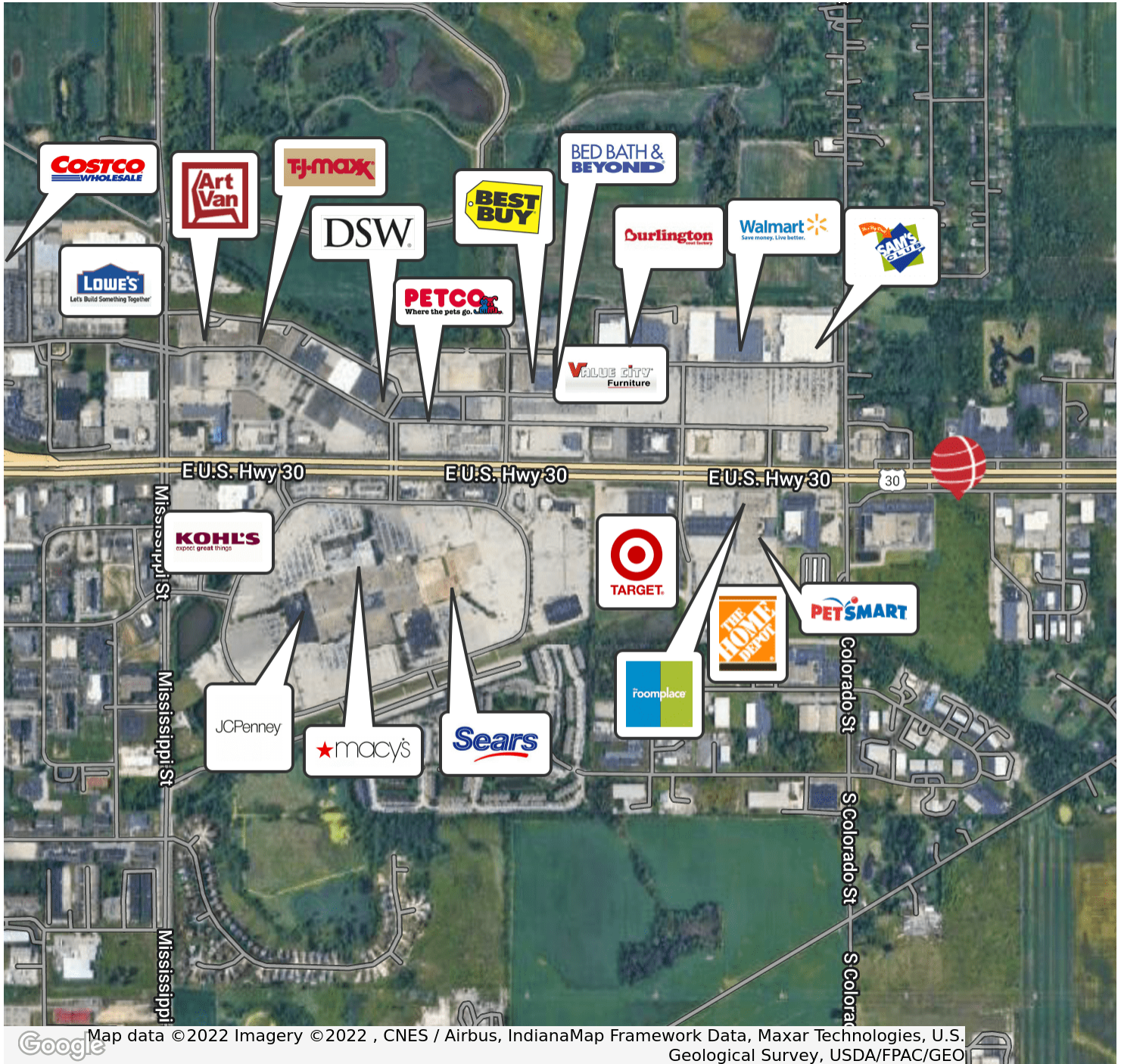


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## RETAILER MAP



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ADDITIONAL PHOTOS



**AARON MCDERMOTT, CCIM**  
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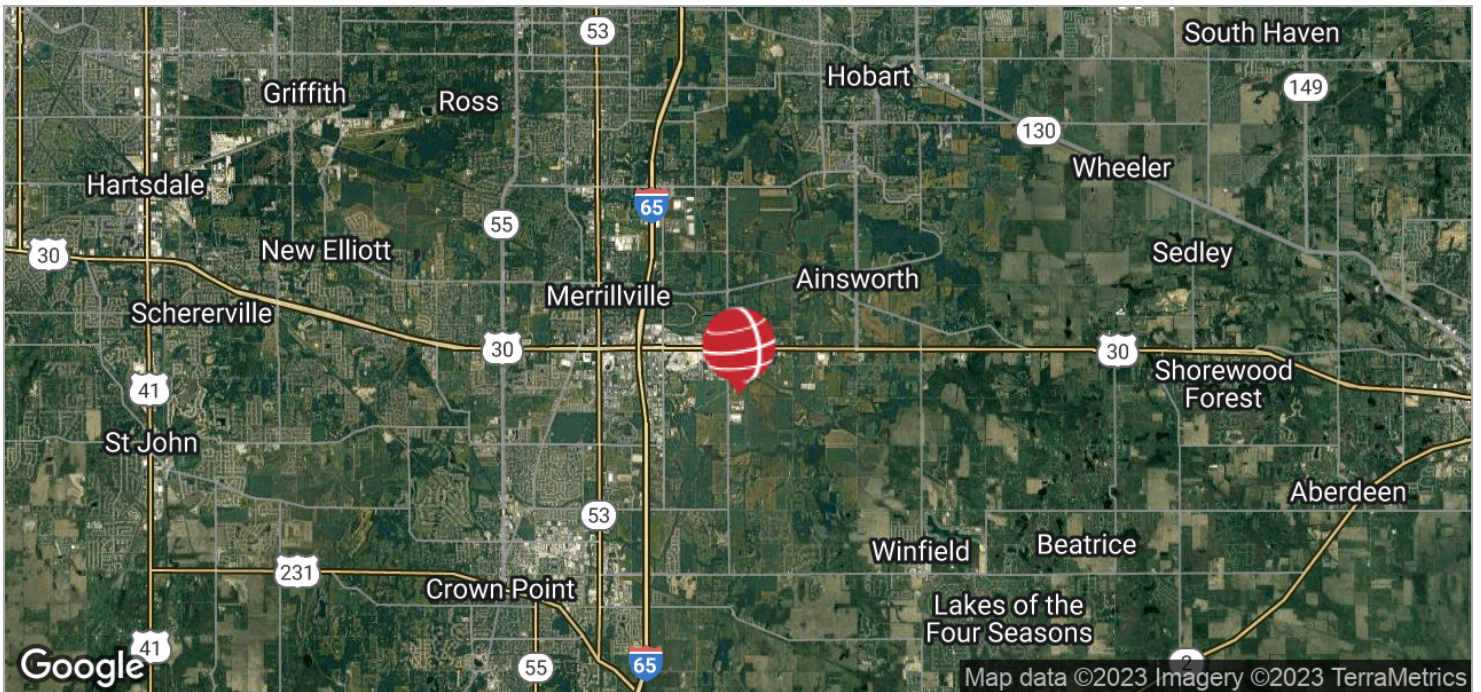
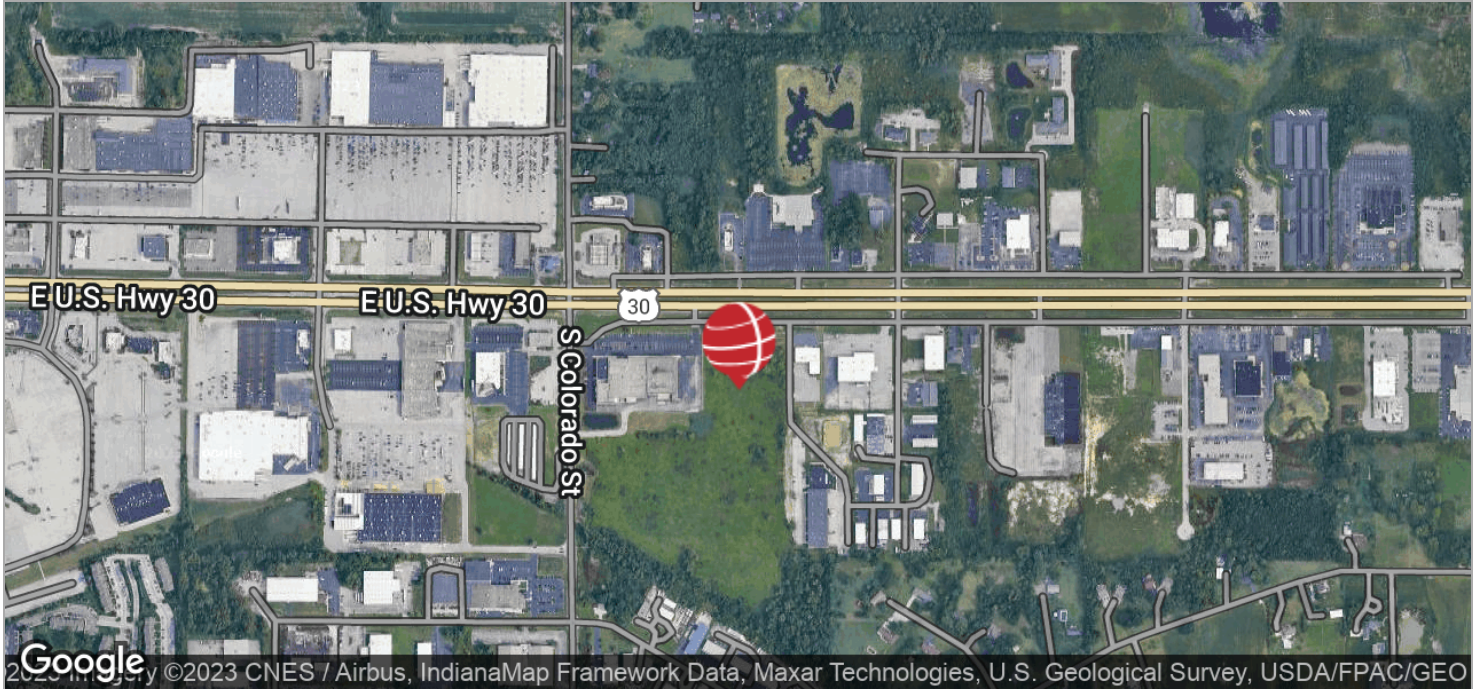


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## LOCATION MAPS



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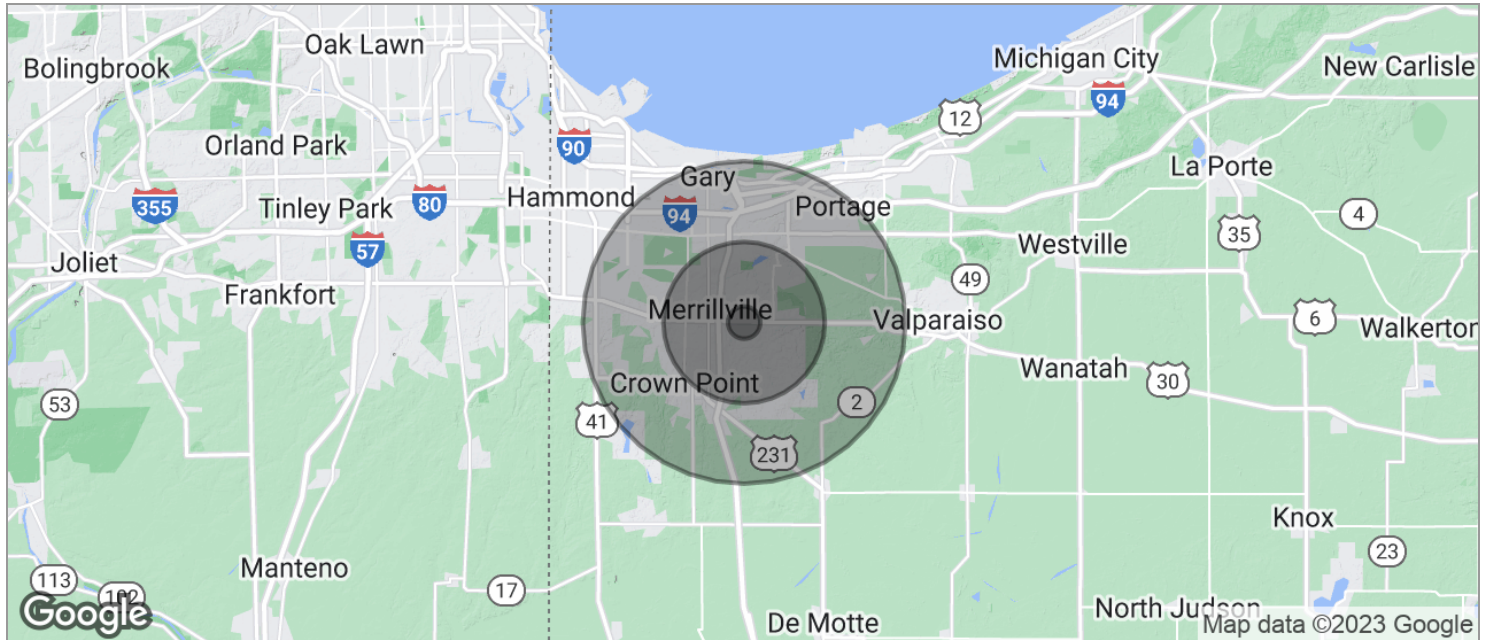


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	864	62,142	324,349
MEDIAN AGE	37.0	37.8	37.4
MEDIAN AGE (MALE)	37.0	35.0	35.7
MEDIAN AGE (FEMALE)	36.9	41.2	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	324	23,443	120,084
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$66,143	\$64,827	\$59,693
AVERAGE HOUSE VALUE		\$183,233	\$163,706

\* Demographic data derived from 2020 ACS - US Census

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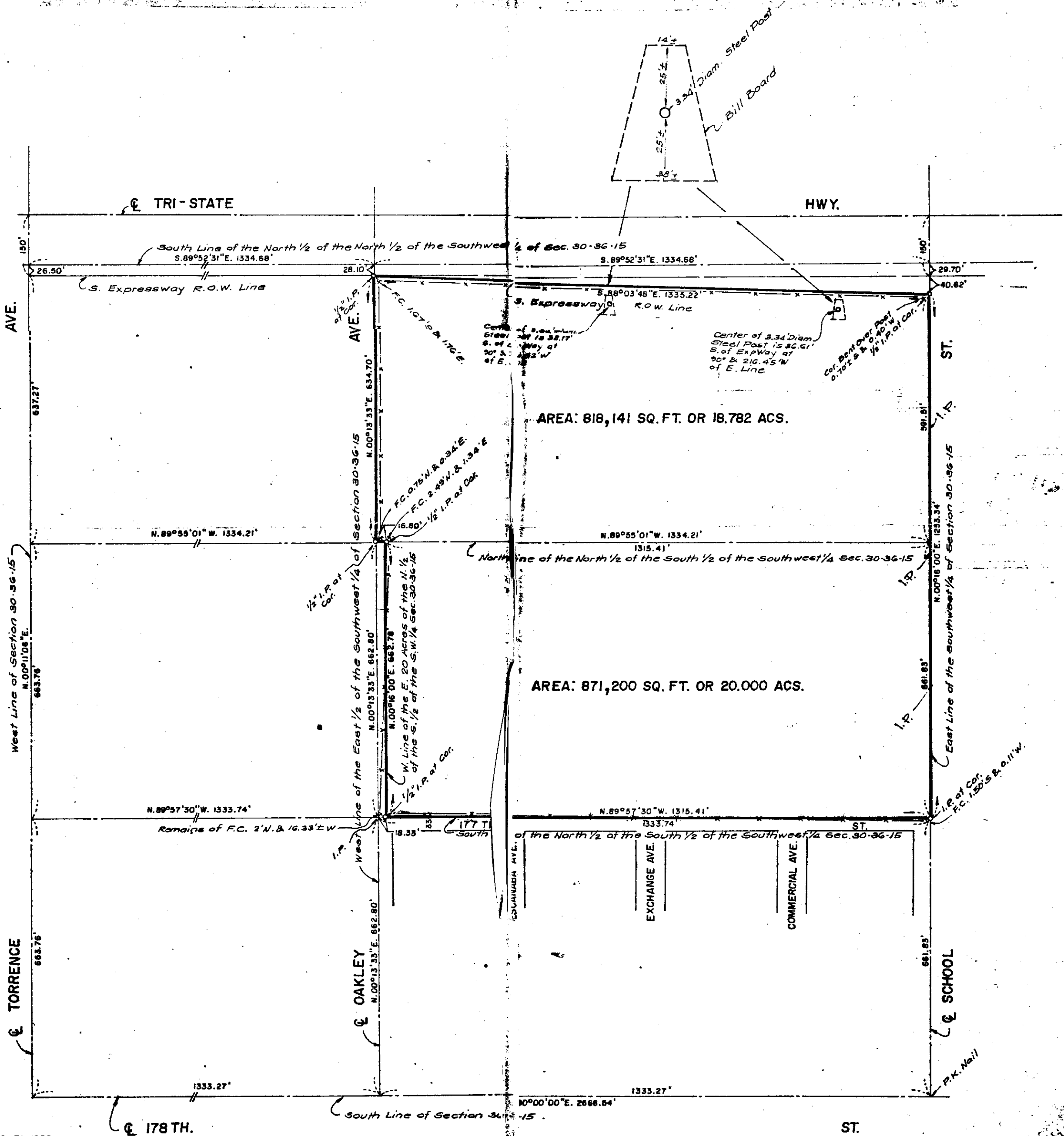
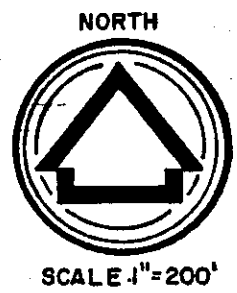
OFFICE  
357 E. 170th St.  
SOUTH HOLLAND, ILLINOIS 60473  
SURVEYING & ENGINEERING  
of  
URBAN AND RURAL PROPERTY  
SUBDIVISIONS - TOPOGRAPHY  
RIGHT-OF-WAY - MORTGAGE  
LAND TITLES - CONDOMINIUM

# Plat of Survey

R. W. ROBINSON & ASSOCIATES, CO.  
REGISTERED ILLINOIS LAND SURVEYORS  
and PROFESSIONAL ENGINEERS

PHONE  
EDison 1-6700  
INterocan 8-1955

THAT PART SOUTH OF THE SOUTH LINE OF THE TRI-STATE HIGHWAY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;  
ALSO THE EAST 20 ACRES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE  
15 EAST OF THE THIRD PRINCIPAL MERIDIAN;  
ALL IN COOK COUNTY, ILLINOIS.



RETAKE EAST LINE 12-31-1986  
FOR C.I.D.  
ORDER NO. 86-12-14  
UPDATED: SEPTEMBER 19, 1988  
FOR: ANTHONY M. FREDERICKS  
ORDER NO. 88-9-3

For: C.I.D.  
Scale: 1" = 200'  
Order No. 85-11-10  
Resurveyed to locate buildings.  
Date \_\_\_\_\_  
Ordered by \_\_\_\_\_

DECIMAL EQUIVALENTS		
1/8" = 0.01	1" = 8	8" = 0.67
1/4" = 0.02	2" = 7	9" = 0.75
3/8" = 0.03	3" = 5	10" = 0.83
1/2" = 0.04	4" = 5	11" = 0.92
5/8" = 0.05	5" = 2	12" = 1.00
3/4" = 0.06	6" = 0	
7/8" = 0.07	7" = 8	

Compare all points before building. report any difference at once.  
For building lines, easements and restrictions not shown hereon  
refer to your deed, contract, policy, zoning ordinance, etc.

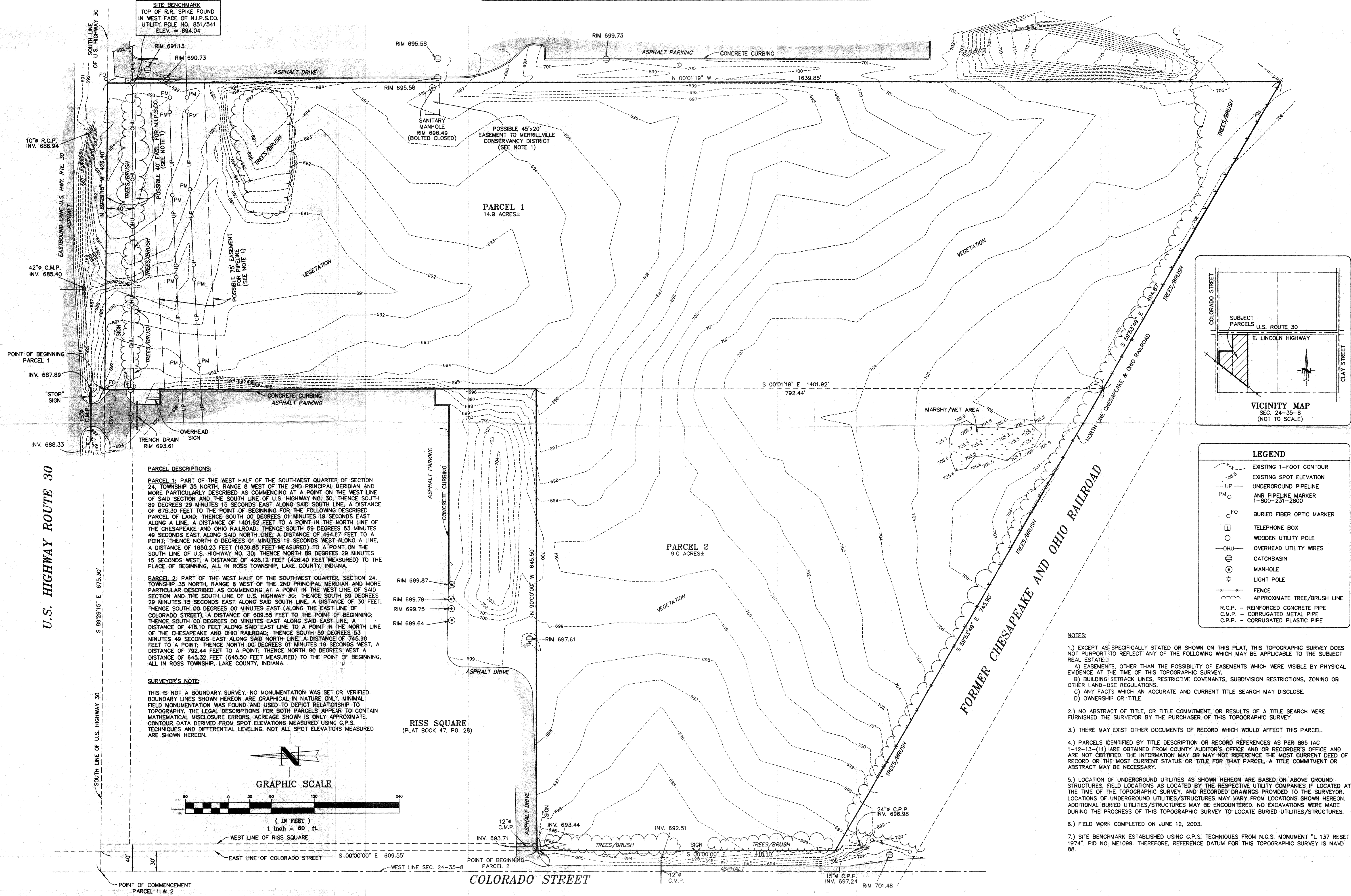
State of Illinois  
County of Cook

I, CLETO BONANOTTE, DO HEREBY  
STATE that I have surveyed the property described  
in the caption to the hereon drawn plat and that said  
plat is a correct representation of said survey.

Date Dec. 3, 1985  
Signature: [Handwritten Signature]  
Certificate No. 1980



# TOPOGRAPHIC SURVEY

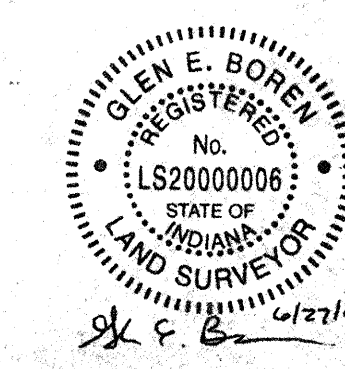


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DATE: 6-18-03  
CHECKED BY: G.B.  
DATE: 6-27-03  
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REVISIONS

**TOPOGRAPHIC SURVEY**  
U.S. HIGHWAY RTE. 30  
& COLORADO STREET  
LAKE COUNTY, INDIANA  
REF. NAME: GUARANTEE ASSOCIATES

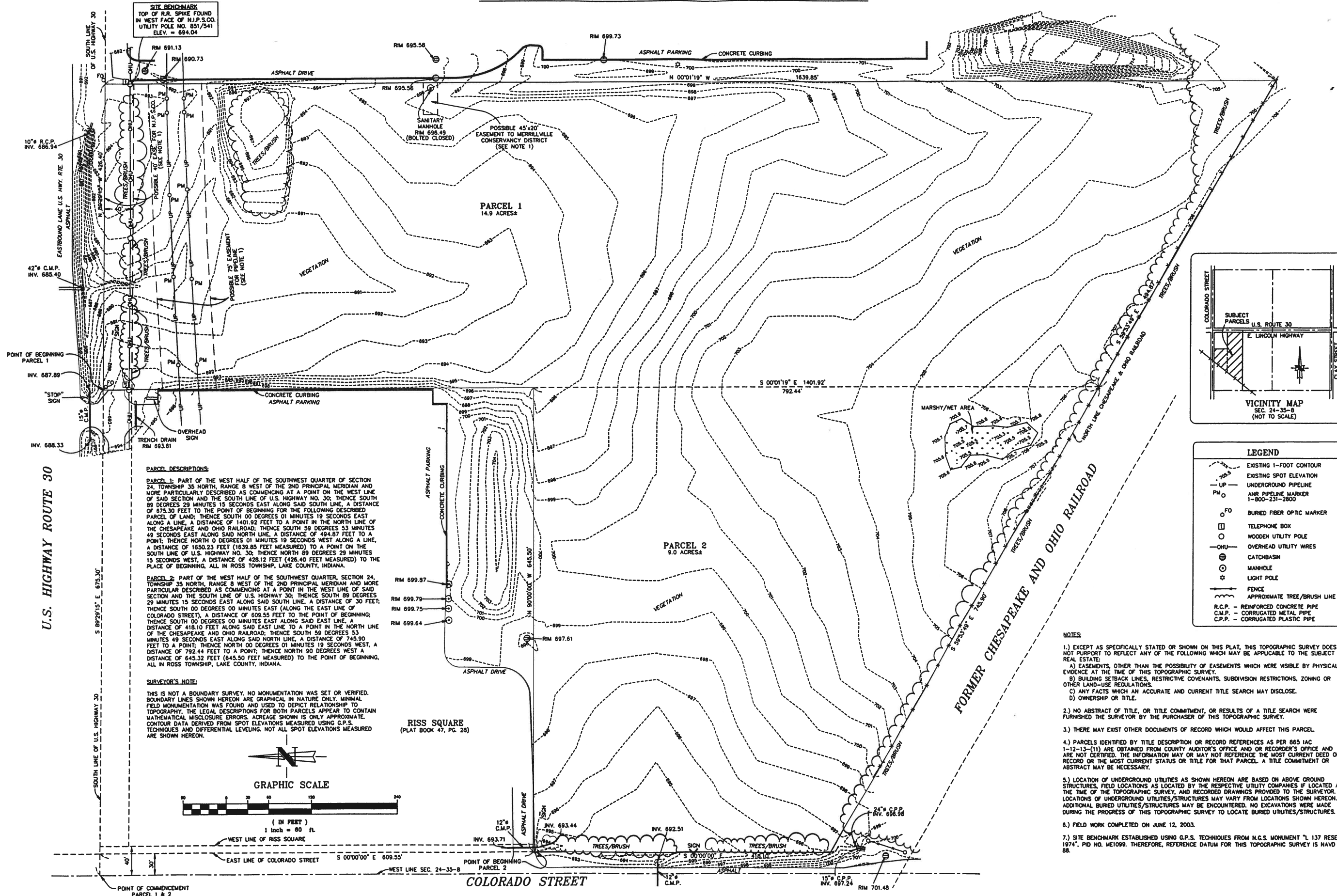
**Plumb Tuckett & Associates**  
SURVEYORS • ENGINEERS • ARCHITECTS  
64 West 87th Place • Merrillville, IN 46410  
(219) 736-0555 • FAX (219) 769-0178  
www.plumbtuckett.com



PLOT SCALE: 1"=60'  
**TOPOGRAPHIC SURVEY**  
U.S. RTE. 30 & COLORADO ST.  
DRAWING NUMBER  
**1**  
SHEET: 1 OF: 1  
JOB NO. 503603  
SECTION: 24-35-8



# TOPOGRAPHIC SURVEY



TOPOGRAPHIC SURVEY  
U.S. HIGHWAY RTE. 30  
& COLORADO STREET  
LAKE COUNTY, INDIANA  
REF. NAME: GUARANTEE ASSOCIATES

Plumb  
Tuckett  
& Associates

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64 West 67th Place - Merrillville, IN 46410  
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www.plumbtuckett.com

PLOT SCALE: 1"=80'

TOPOGRAPHIC SURVEY  
U.S. RTE. 30 &  
COLORADO ST.

DRAWING NUMBER  
1

SHEET: 1 OF: 1

JOB NO. 503603  
SECTION: 24-35-8

FILE: 603/24 ACRES PARCEL.DWG

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